

Flat 13, 12 Eythorne Road, London, SW9 7RH

Guide price £500,000

EPC Rating: B Council Tax Band: D

Avrasons

Est. 1965



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A well-presented two double bedroom apartment set on the third floor of a modern, well-maintained development, ideally positioned in the heart of SW9, moments from Brixton Road, Oval and Myatt's Fields Park.

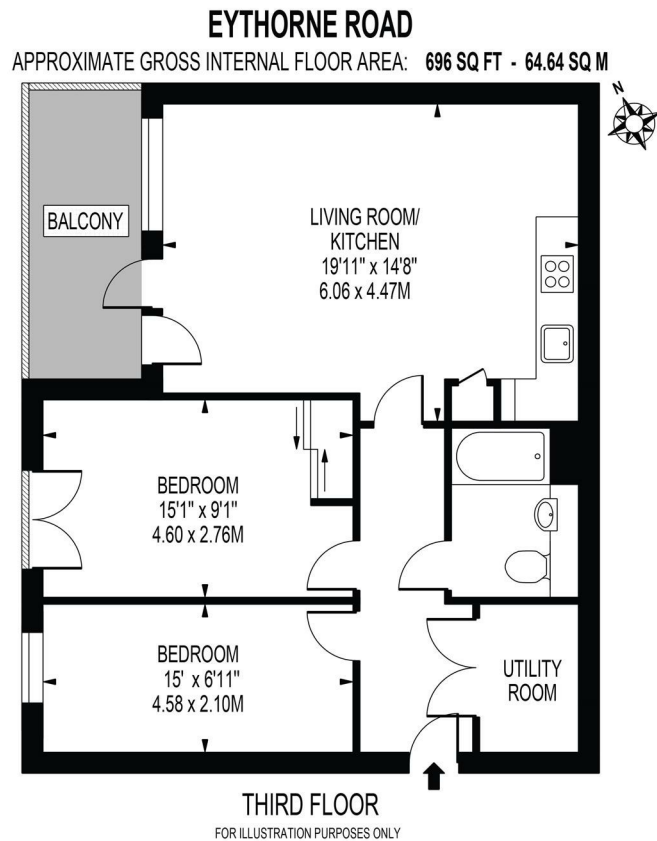
The apartment offers approximately 681 sq ft (63.29 sq m) of internal accommodation and features a bright, open-plan kitchen/reception room with ample space for both living and dining. The kitchen is contemporary in style and fitted with integrated appliances, making it ideal for modern city living.

There are two generous double bedrooms, including a principal bedroom with a Juliette balcony, while the reception room opens onto a private balcony, providing valuable outdoor space. A modern family bathroom and ample built in storage complete the accommodation.

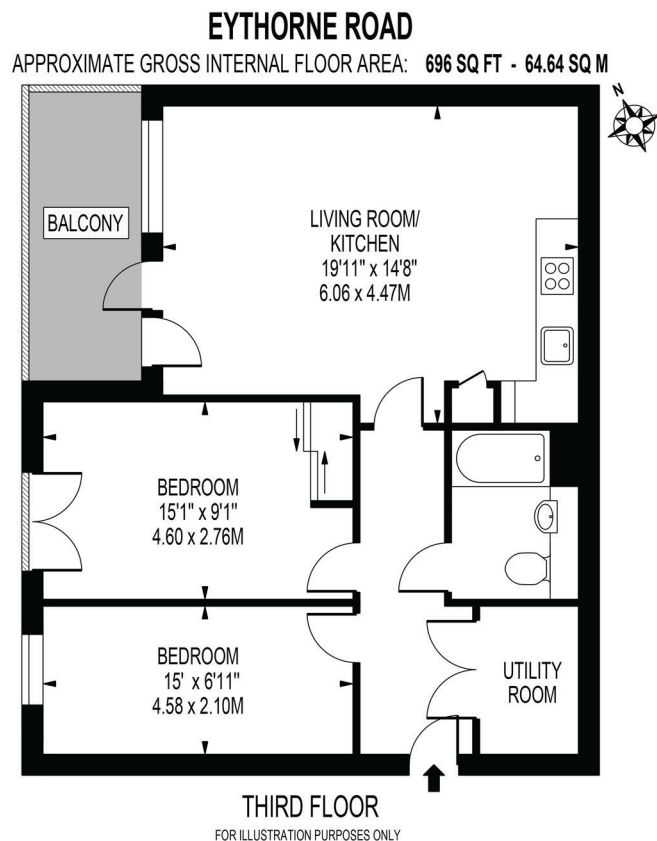




16-18 Brixton Road
London
Oval
SW9 6BU
02075824011 - Option
sales@avrasons.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	